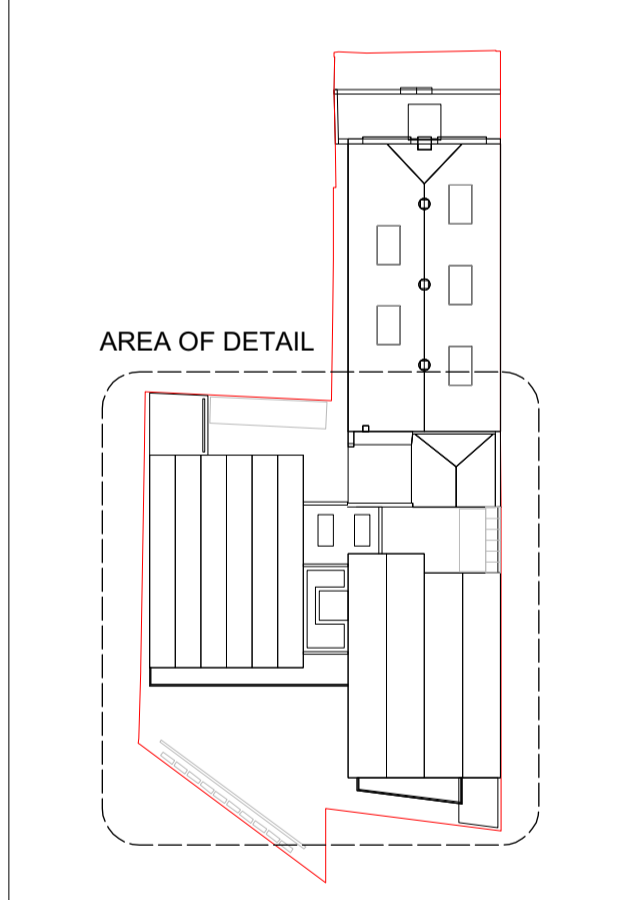


# 30 Leighton Road

REV	DATE (dd.mm.yy)	DESCRIPTION
-	22.01.20	Draft Issue
A	06.02.20	Issued for Planning

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



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DRAWING TITLE  
**Proposed Drawings  
 Ground Floor Plan  
 New Build Detail**

SCALE 1:50 @ A1 / 1:100 @ A3	DRAWN BY CE
	CHECKED BY LQ

DRAWING STATUS  
**PLANNING**

PROJECT NO. <b>QA183</b>	DRAWING NO. <b>P108</b>	REV. <b>A</b>
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- Notes**
1. Glazing and partition removed from opening
  2. Existing opening reduced in size, and fitted with new timber framed glazed door
  3. New metal framed timber clad stairs to proposed mezzanine level above
  4. Long stay bike parking for office use, sheffield stands with clear polycarbonate roof over.
  5. Low level external condenser housing with acoustic louvred enclosure over.
  6. Existing windows on rear elevation refurbished; sanded, redecorated. Sashes eased, with new white seals and metal ironmongery fitted.
  7. Non-original doors removed and replaced with fixed glazing. Window to be timber framed with details to replicate the existing.

8. Rear facade re-exposed to the outside, render removed and brickwork cleaned (subject to testing to ascertain effect on masonry below).
9. New blocks to rear clad with fibre cement panels
10. Fenestration to rear blocks metal framed double glazing, frames powdercoated grey
11. Single storey external shed, to potentially house bins. Clad in standing seam zinc, with louvres to front.
12. New soft and hard landscaping to rear amenity area.
13. New short stay bike parking for office use, sheffield stands
14. External condenser units with masonry wall in front